





A superbly appointed and generously proportioned detached residence, situated on the desirable Coplow Lane in the rural village of Foston. This substantial family home offers approximately 2,000 sq ft of meticulously maintained accommodation, including four double bedrooms, three reception rooms, and a spacious kitchen diner. With a gated gravel driveway, double garage, and a private, landscaped garden, this property presents an exceptional opportunity for buyers seeking a versatile, well-built home in a peaceful village setting.



Accommodation

Ground Floor

The property is entered via a timber-framed covered porch leading into an impressive entrance hallway, which provides access to all principal ground floor rooms. To the front elevation, a study offers a quiet, adaptable space ideal for home working or a playroom.

At the heart of the home, the spacious kitchen diner is fitted with an extensive range of solid wood wall and base units, roll edge work surfaces, and tiled splash backs. It offers space for a range cooker, with tiled chimney breast, integrated appliances, and space for both a large fridge freezer and family dining table. Adjacent to the kitchen is a separate utility room with an additional sink, fitted storage, appliance space, and external door to the garden. A convenient ground floor WC completes this wing of the property.

To the right of the hallway a formal dining room provides an elegant setting for entertaining, while the expansive living room enjoys dual-aspect windows, exposed timber beams, a feature brick fireplace with log burner, and French doors opening directly onto the rear patio, creating a seamless indoor-outdoor living experience.

First Floor

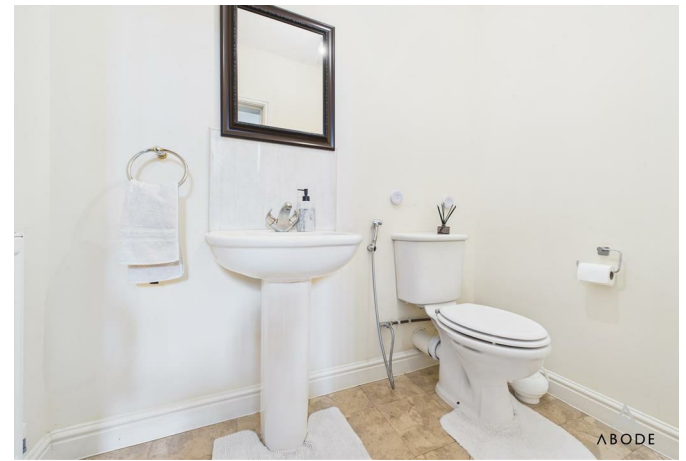
A spacious galleried landing with natural light from the rear window provides access to all bedrooms and the family bathroom. The master bedroom suite



occupies one end of the home and includes a large double bedroom with fitted wardrobes and access to a luxurious en-suite bathroom. The en-suite features a corner Jacuzzi bath, separate shower cubicle, pedestal wash basin, WC, skylights, and ample floor space.

Three further well-proportioned double bedrooms each benefit from pleasant garden or village views and are served by a stylish family bathroom fitted with a P-shaped bath and shower, wash hand basin, WC, and recessed lighting.



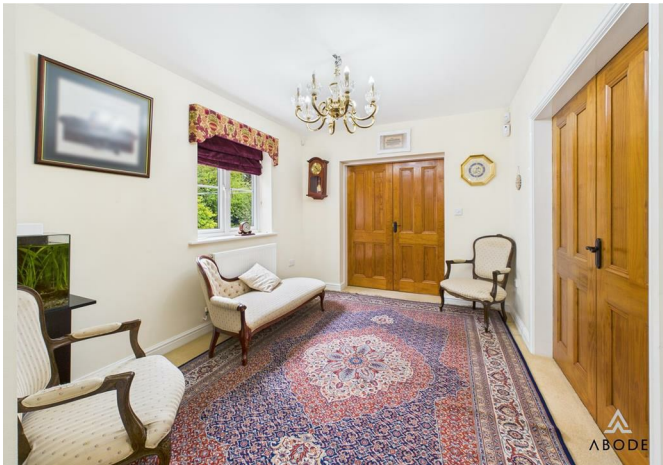




Outside

To the front, the property is set behind electric wrought iron gates opening onto an expansive gravel driveway, providing ample off-street parking for multiple vehicles. This leads to a detached double garage with twin timber doors, ideal for secure parking or additional storage.

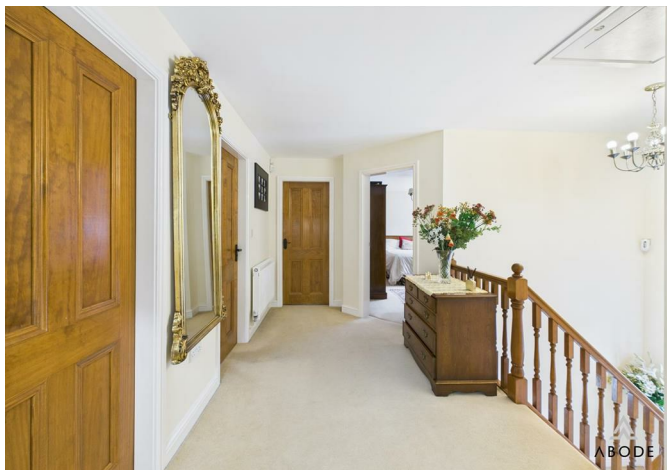
The rear garden is both private and well established, enclosed by mature hedging and fencing. A generous patio spans the rear elevation, providing an ideal space for outdoor dining, while the lawn stretches toward a painted timber shed and raised planters, offering both practicality and charm. A gate to the side allows for discreet pedestrian access.



Location

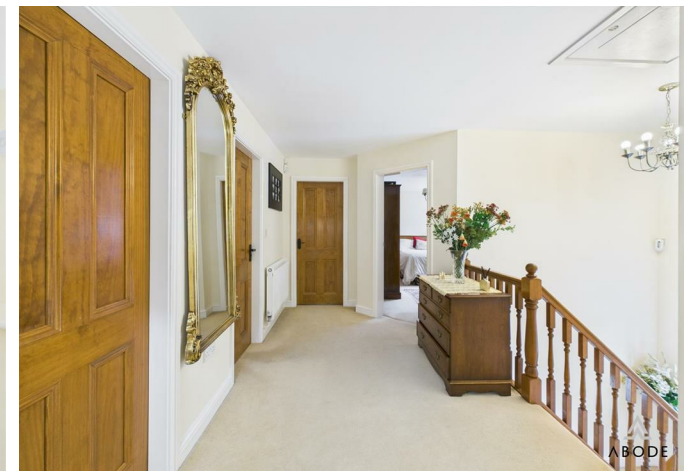
Situated on the quiet and sought-after Coplow Lane in Foston, this property offers the tranquillity of village living whilst remaining within easy reach of nearby towns including Tutbury, Uttoxeter, and Burton upon Trent. Foston enjoys strong transport links via the A50, providing swift access to the M1, M6 and East Midlands Airport, making it ideal for commuters. There are highly regarded schools in the surrounding area, both state and independent, and nearby amenities include local shops, pubs, country walks, and recreational facilities. This location perfectly balances rural charm with convenience.

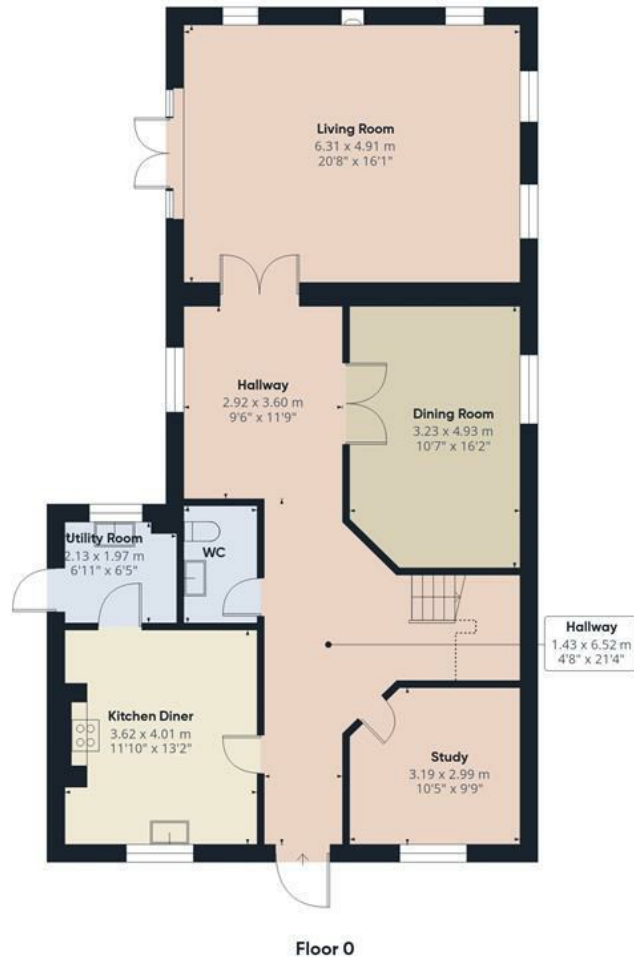












Approximate total area^m

190.9 m²

2055 ft²

Reduced headroom

3.2 m²

35 ft²

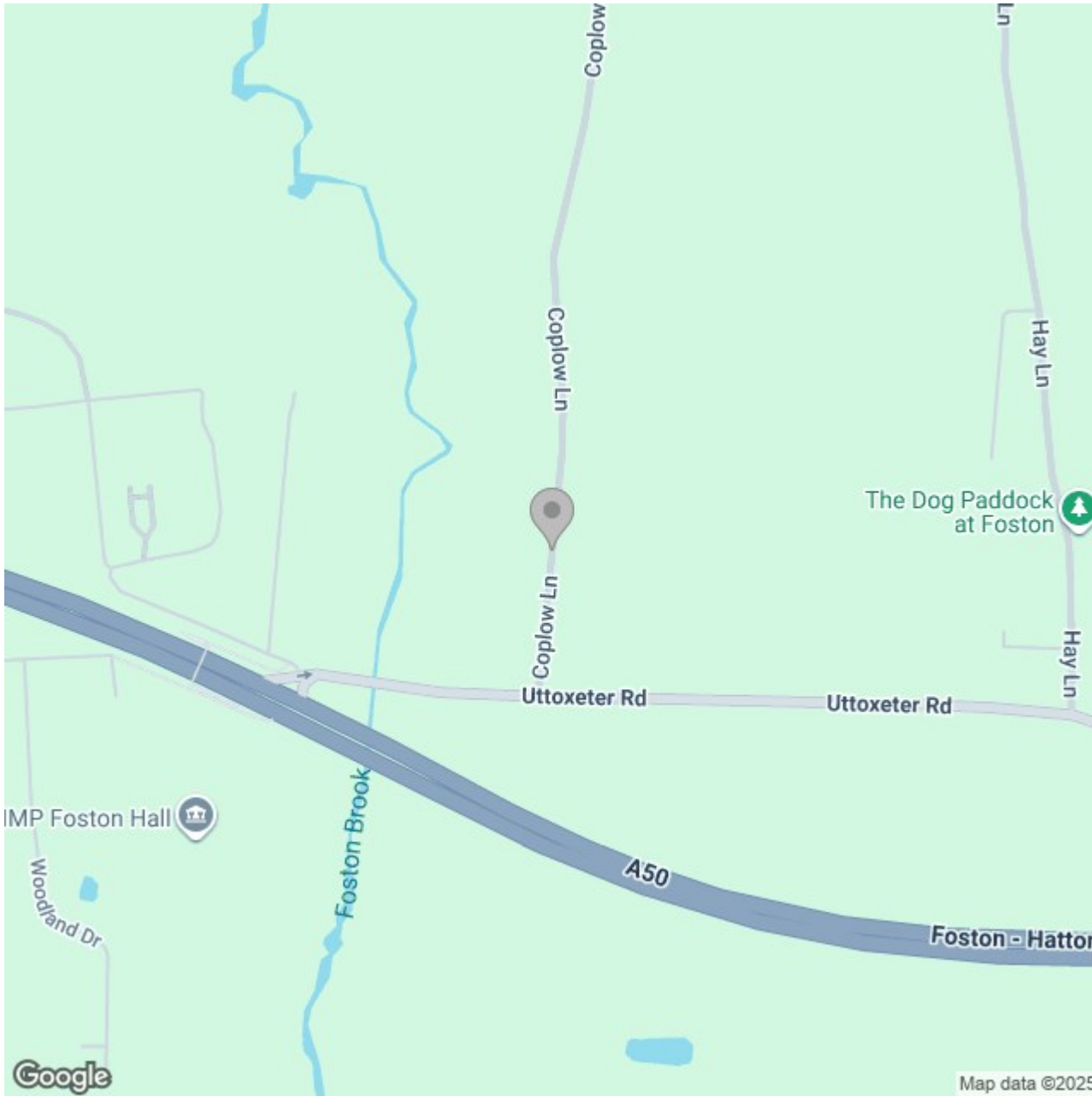
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	